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CLAIMS:

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1. A method for supporting the purchase of a real estate property by a buyer via an electronic information system, the method comprising:

verifying that the buyer is an authorized user of the electronic information system;

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providing, based on the verification, a user application module for allowing the buyer to engage in a self-procurement activity associated with a purchase of the real estate property;

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verifying fulfillment of the self-procurement activity; and

in response to the verification, authorizing redemption of a commission earned by the buyer to the buyer.

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2. The method of claim 1, wherein the verifying that the buyer is an authorized user includes verifying completion of a home counseling course.

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3. The method of claim 1, wherein the verifying that the buyer is an authorized user includes verifying acceptance of an agreement with a brokerage office.

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4. The method of claim 1, wherein the verifying that the buyer is an authorized user includes:

retrieving a user record for the buyer; and

determining a buyer status from the user record.

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5. The method of claim 1 further comprising:

receiving data including real estate property search parameters;

1            searching a database for a real estate property matching  
the search parameters; and  
            notifying the buyer of a match.

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6.    The method of claim 5, wherein the database includes  
real estate property listings retrieved from one or more  
professional real estate databases.

10          7.    The method of claim 1 further comprising:  
            calculating the commission earned by the buyer; and  
            applying the commission as credit towards a cost for  
purchasing the property.

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8.    The method of claim 1, wherein the self-procurement  
activity is an activity engaged by the buyer performed using  
the system which substitutes for the services of a licensed  
20    real estate professional.

9.    The method of claim 1 further comprising generating  
a user record for the buyer.

25          10.   A method for supporting the purchase of a real  
estate property by a buyer via an electronic information  
system, the method comprising:

30          verifying that the buyer is an authorized user of the  
electronic information system;

            providing, based on the verification, a user application  
module for allowing the buyer to engage in a self-procurement  
activity associated with a purchase of the real estate  
35    property;

            tracking the self-procurement activity engaged-in by the

1 buyer via the user application module;  
storing the tracking information in a data store; and  
providing verification based on the tracking information,  
5 fulfillment of the self-procurement activity.

11. The method of claim 10, wherein the verifying that  
the buyer is an authorized user includes verifying completion  
10 of a home counseling course.

12. The method of claim 10, wherein the verifying that  
the buyer is an authorized user includes verifying acceptance  
15 of an agreement with a brokerage office.

13. The method of claim 10, wherein the verifying that  
the buyer is an authorized user includes:  
retrieving a user record for the buyer; and  
20 determining a buyer status from the user record.

14. The method of claim 10 further comprising:  
generating a report based on the tracking information.

25 15. The method of claim 10 further comprising:  
receiving data including real estate property search  
parameters;  
searching a database for a real estate property matching  
30 the search parameters; and  
notifying the buyer of a match.

16. The method of claim 15, wherein the database  
35 includes real estate property listings retrieved from one or  
more professional real estate databases.

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17. A method for supporting the purchase of a real estate property by a buyer via an electronic information system, the method comprising:

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verifying that the buyer is an authorized user of the electronic information system;

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providing, based on the verification, a user application module for allowing the buyer to engage in a self-procurement activity associated with a purchase of the real estate property;

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tracking the self-procurement activity engaged-in by the buyer via the user application module;

storing the tracking information in a data store;

providing verification based on the tracking information, fulfillment of the self-procurement activity;

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calculating a commission earned by the buyer based on the verification; and

applying the commission as credit towards a cost for purchasing the property.

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18. The method of claim 17, wherein the self-procurement activity is an activity engaged by the buyer performed using the system which substitutes for the services of a licensed real estate professional.

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19. The method of claim 17 further comprising generating a user record for the buyer.

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20. A system for supporting the purchase of a real estate property by a buyer, the system comprising:

means for verifying that the buyer is an authorized user

1 of the electronic information system;

means for providing, based on the verification, a user application module for allowing the buyer to engage in a self-procurement activity associated with a purchase of the real estate property;

means for tracking the self-procurement activity engaged-in by the buyer via the user application module;

means for storing the tracking information in a data store; and

means for providing verification based on the tracking information, fulfillment of the self-procurement activity.

15 21. The system of claim 20 further comprising:

means for calculating a commission earned by the buyer based on the verification; and

means for applying the commission as credit towards a cost for purchasing the property.

22. The system of claim 20, wherein the means for verifying that the buyer is an authorized user includes means for verifying completion of a home counseling course.

23. The system of claim 20, wherein the means for verifying that the buyer is an authorized user includes means for verifying acceptance of an agreement with a brokerage office.

24. The system of claim 20, wherein the means for verifying that the buyer is an authorized user includes:

means for retrieving a user record for the buyer; and

means for determining a buyer status from the user

1 record.

25. The system of claim 20 further comprising:  
5 means for generating a report based on the tracking information.

26. The system of claim 20 further comprising:  
10 means for receiving data including real estate property search parameters;  
means for searching a database for a real estate property matching the search parameters; and  
means for notifying the buyer of a match.  
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27. The system of claim 26, wherein the database includes real estate property listings retrieved from one or more professional real estate databases.  
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28. The system of claim 20, wherein the self-procurement activity is an activity engaged by the buyer performed using the system which substitutes for the services of a licensed real estate professional.  
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29. The system of claim 20 further comprising means for generating a user record for the buyer.

30. A system for supporting the purchase of a real estate property by a buyer, the system comprising:

a data store storing self-procurement activities engaged-in by the buyer; and

35 a user application module coupled to the data store, the user application module allowing the buyer to engage in a

1 self-procurement activity associated with a purchase of the  
real estate property, wherein the user application module is  
made accessible to the buyer in response to a verification  
5 that the buyer is an authorized user of the system, wherein  
the self-procurement activity engaged-in by the buyer via the  
user application module is tracked and stored in the data  
store, and verification provided based on the tracking  
10 information that the buyer has fulfilled the self-procurement  
activity.

31. The system of claim 30 further comprising:

15 a database of real estate property listings including  
real estate property listings retrieved from one or more  
professional real estate databases.

20 32. The system of claim 30, wherein the self-procurement  
activity is an activity engaged by the buyer performed using  
the system which substitutes for the services of a licensed  
real estate professional.

25 33. The system of claim 30 further comprising means for  
generating a user record for the buyer.

30 34. A system for supporting the purchase of a real  
estate property by a buyer via a electronic information  
system, the system comprising:

means for verifying that the buyer is an authorized user  
of the electronic information system;

35 means for providing, based on the verification, a user  
application module for allowing the buyer to engage in a self-  
procurement activity associated with a purchase of the real

1 estate property;

means for verifying fulfillment of the self-procurement activity; and

5 means responsive to the verification for authorizing redemption of a commission earned by the buyer to the buyer.

35. The system of claim 34 further comprising:

10 means for calculating a commission earned by the buyer; and

means for applying the commission as credit towards a cost for purchasing the property.

15 36. The system of claim 34, wherein the means for verifying that the buyer is an authorized user includes means for verifying completion of a home counseling course.

20 37. The system of claim 34, wherein the means for verifying that the buyer is an authorized user includes means for verifying acceptance of an agreement with a brokerage office.

25 38. The system of claim 34, wherein the means for verifying that the buyer is an authorized user includes:

means for retrieving a user record for the buyer; and

30 means for determining a buyer status from the user record.

39. The system of claim 34 further comprising:

35 means for receiving data including real estate property search parameters;

means for searching a database for a real estate property



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matching the search parameters; and  
means for notifying the buyer of a match.

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40. The system of claim 39, wherein the database includes real estate property listings retrieved from one or more professional real estate databases.

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41. The system of claim 34, wherein the self-procurement activity is an activity engaged by the buyer performed using the system which substitutes for the services of a licensed real estate professional.

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42. The system of claim 34 further comprising means for generating a user record for the buyer.

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